

# Item 7

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - COUNTY MATTERS

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1. 7/2006/0534/CM

APPLICATION DATE: 21 August 2006

PROPOSAL: PROVISION OF 3NO. TEMPORARY BUILDINGS AND GLAZED LINK BUILDING TO THE SOUTH SIDE OF THE SPORTS HALL WITH ASSOCIATED WORKS

LOCATION: GREENFIELD COMPREHENSIVE SCHOOL GREENFIELD WAY  
NEWTON AYCLIFFE DL5 7LF

APPLICANT: Durham County Council  
Environment , County Hall, Durham, DH1 5UQ

#### CONSULTATIONS

1. GREAT AYCLIFFE TC
2. Cllr. V Crosby
3. Cllr. B Hall
4. Cllr. J Croft
5. BUILDING CONTROL
6. ENV HEALTH

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**This application is for development by Durham County Council and will therefore be dealt with by the County Council Under Regulation 3 of the Town and Country Planning General Regulations 1992.**

#### THE PROPOSAL

The proposal involves the provision of 3no. temporary buildings and glazed link building to the south side of the sports hall with associated works at Greenfield Comprehensive School, Greenfield Way, Newton Aycliffe.

The proposed development is positioned in the centre of the school complex, south of a new large sports hall and north of the main school building.

The temporary buildings take the form of portable cabins and are required to provide changing, shower, office and reception areas for the new sports hall. The units are to be linked by an internally ramped corridor. A glazed link is also proposed to connect the changing accommodation and the sports hall. Externally the portable cabins will receive a paint finish to match or compliment the materials used on the new sports hall.

Overall the buildings footprint that takes an irregular shape will sit on an area 1710mm in length and 1890mm in width

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**CONSULTATION AND PUBLICITY**

Environmental Health have recommended that conditions be attached in order to control and minimise the emission of noise and dust and the burning of waste during construction

**PLANNING CONSIDERATIONS**

As well as enhancing the sporting facilities for the school, the facility will also operate independently out of school hours to serve the community. The proposal is therefore assessed against the provisions of Local Plan Policy L11 (Improving the range and quality of leisure and community facilities). The proposal is regarded as being in accordance with the provisions of the policy, as the proposal forms part of a beneficial new sports hall complex to provide the school and local community with new enhanced sporting facilities.

In terms of Local Plan Policy D1 (Design Principles) it is worthy of note that the proposal for the temporary buildings has come forward due to full funding not being available, and as a result the floor area of the project was reduced. However should funding become available in the future the full sports hall scheme including changing and shower areas will go ahead and the design of the new sports hall has been future proofed to accommodate this.

**RECOMMENDATION**

It is recommended that the Council raise no objections to the proposal subject to conditions being attached relating to the control and minimisation of the emission of noise and dust and the burning of waste during construction.

**HUMAN RIGHTS IMPLICATIONS**

It is considered that in general terms, the provisions of the Human Rights Act 1998 have been taken into account in dealing with the above application.

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